



## 43 Brunswick Road, Gloucester, GL11JS

Offers In The Region Of  
£250,000

### Georgian Development Opportunity in Gloucester Conservation Area

An exceptional opportunity to acquire a handsome Georgian property situated within a highly regarded conservation area of Gloucester. Rich in period character, this attractive building offers significant development potential with full planning permission granted for conversion into three self-contained one-bedroom apartments.

Formerly used as office premises, the property presents an ideal canvas for sympathetic redevelopment, combining historic architectural features with modern residential living. The approved scheme provides an excellent opportunity to create desirable apartments in a location where demand for quality accommodation remains strong.

The property benefits from its central and well-connected position, close to local amenities, transport links, and Gloucester's historic attractions, making it an appealing proposition for both owner-occupiers and tenants alike.

This is a rare chance to invest in a characterful Georgian building with consent in place, reducing planning risk and offering clear potential for capital growth and rental returns.

- Full Planning Permission Granted
- Three Self Contained Apartments
  - Allocated Parking
- Ideal Investment Opportunity
  - Chain Free
- Planning Ref Number - 22/00910/FUL

Approx Gross Internal Area  
182 sq m / 1959 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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